

RECEIVED

JUL 12 2021

ZB 2021/06

DATE OF SUBMISSION:
☒ ZONING BOARD PLANNING BOARD RECEIVED BY: K. Tedesco
APPLICATION NO. TOWNSHIP OF FLORENCE
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: Eduardo Hurtado 2. OWNER NAME: Carrie Wainwright
 STREET ADDRESS: 272 Dunsmuir Rd #193 STREET ADDRESS: 503 Farnsworth Ave
 CITY: Bordentown STATE: NJ ZIP: 08505 CITY: Bordentown STATE: NJ ZIP: 08505
 TELEPHONE: 609 251 6682 TELEPHONE: 201 602 7671

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
 Starred (*) application require a public hearing with notice and legal advertisement.

<input type="checkbox"/> Minor subdivision	<input type="checkbox"/> Major Site Plan - Final	<input type="checkbox"/> Interpret zoning map or ordinance
<input type="checkbox"/> Major Sub-Prel*	<input type="checkbox"/> Conditional Use*	<input checked="" type="checkbox"/> Bulk variances*
<input type="checkbox"/> Major Sub-Final		<input type="checkbox"/> Use variances*
<input type="checkbox"/> Minor Site Plan*		<input type="checkbox"/> Informal Review
<input type="checkbox"/> Major Site Plan-Prel.*	<input type="checkbox"/> Appeal of decision of an Administrative Officer	<input type="checkbox"/> Other

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form - SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: Patryk Hirszt
 STREET: 1164 Rt 33
 CITY: Hamilton STATE: NJ ZIP: 08640
 TELEPHONE: 609 915 7015

SITE PLANNER

NAME: Golden Baum Baill
 STREET: 1509 Rt 179
 CITY: Lambertville STATE: NJ ZIP: 08530
 TELEPHONE: 609 397 1505

ENGINEER

NAME: Goldenbaum Baill
 STREET: 1509 Rt 179
 CITY: Lambertville STATE: NJ ZIP: 08530
 TELEPHONE: 609 397 1505
 FAX: 609 397 1739

ATTORNEY

NAME: James Mahon
 STREET: 475 Wall St
 CITY: Princeton STATE: NJ ZIP: 08540
 TELEPHONE: 609 356 0315
 FAX:

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 0 East Second St
 BLOCK NO. 90 LOT NO: 9

7. TYPE OF ROAD FRONTAGE: Rt. 130 Collector ☒ Secondary Local Road
Arterial Primary Local Road
8. ZONE DISTRICTS: (Circle one)

R Residential AGR Agricultural GM General Manufacturing
 RA Residential HC Highway Commercial SM Special Manufacturing
 RB Residential NC Neighborhood Commercial P Park
 RC Residential OP Office Park H Historic

9. DESCRIPTION OF PROPOSED USE

Present Use vacant lot
 Proposed Use Single family dwelling, 2 story
 Number of Lots 1

Lot Size	Frontages	Square Feet	Acres
Required	<u>100</u>	<u>10,000</u>	<u>0.23</u>
Existing			
Proposed	<u>65</u>	<u>6,500</u>	<u>0.15</u>

Primary Building Setback Requirements

	Front	One Side	Second Side	Rear
Required	<u>25</u>	<u>15</u>	<u>15</u>	<u>35</u>
Existing				
Proposed	<u>27</u>	<u>15.5</u>	<u>15.5</u>	<u>37</u>

Accessory building setback requirements (if applicable)

	Side	Rear	No. of Parking Spaces & Loading	Off Street	Loading
Required			Required		
Existing			Existing		
Proposed			Proposed	<u>330</u>	

Percent of Impervious Coverage

	Allowed
Existing	<u>20.1</u>
Proposed	<u>24.1</u>

Gross Floor Area

	Existing	Proposed
Existing		
Proposed		

Height

	Existing	Proposed
Existing		
Proposed		<u>35</u>

10. UTILITIES

Public Water

Yes No
☒ Will this proposal require new water supply?
☒ Is there an existing municipal water connection?
☒ Can an existing connection service this proposal?
☒ Are additional connections required?
☒ Is the municipal water supply available?
☒ Has application been made for municipal sewer conn.?
 Date _____ No. of Connections _____

Well

Yes No
☒ Is there an existing well?
 Can the existing system service this proposal?
☒ Is a new well proposed?
 Has application been made?
 Has application been approved or denied?
 Date _____

Municipal Sewer

Yes No
☒ Will the proposal require new sewerage lines?
☒ Is there an existing Municipal sewer connection?
☒ Can the existing connection service the proposal?
☒ Are additional sewer connections required?
☒ Is sewer capacity available?
☒ Has application been made for municipal sewer conn.?
 Has application been approved or denied?

On Site Sewerage Treatment

Yes No
☒ Is there an existing septic system?
 Can the existing system service this proposal?
☒ Is a new system proposed?
 Type _____ conventional septic
 _____ alternative sewer
 _____ waterless covert w/gray water

Gas Natural Gas Existing
☒ Proposed

Propane Existing
☒ Proposed

Electric Existing
☒ Proposed

☒ Above Ground
☒ Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	_____	_____	_____
2. Burlington County Soil Conservation District	_____	_____	_____
3. Burlington County Planning Board	_____	_____	_____
4. N.J. Department of Transportation	_____	_____	_____
5. _____	_____	_____	_____

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS	MONTH/DAY/YEAR
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

X NO ____ YES IF YES _____
MONTH/DAY/YEAR

TYPE OF ACTION _____ APPROVED ____ DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: ____ YES (attach copy if yes)
____ NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

Many homes in immediate area are on similar lot sizes

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
_____	_____
_____	_____
_____	_____

18.

AFFIDAVIT OF APPLICANT:

State of New Jersey

County of Burlington :SS

Eduardo Hurtado of full age, being duly sworn according to law, on oath deposes and says, that all of the above statements and the papers submitted herewith are true

[Signature]
Applicant to Sign Here

Sworn and subscribed before me
this 21st day of July, 2021.

19.

AFFIDAVIT OF OWNERSHIP:

State of New Jersey

County of Merck :SS

Carle Wamunsky of full age, being duly sworn according to law, on oath deposes and says, that Carle Wamunsky the deponent resides at 503 Kennedy Avenue in the City of Burlington in the County of Burlington and in the State of New Jersey that Carle Wamunsky is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number 90, lot No. 4

[Signature]
Owner to Sign Here

Sworn and subscribed before me
this 21st day of July, 2021.

20.

AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following authorization must be executed.)

To the Approving Board of the Township of Florence:

Eduardo Hurtado is hereby authorized to make the within application.

Dated July

[Signature]
Owner to Sign Here

CERTIFICATION

Date _____

I, _____, an authorized representative of which is a corporation, or partnership, applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, pursuant to the requirements of NJSA40:55D-48.1. The name and address of all stockholders or individual partners owning at least 10% of the interest in the partnership which are hereby listed as follows:

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to NJSA 40:55D-48.2)

Title

TOWNSHIP OF FLORENCE
VARIANCE APPLICATIONS
CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: Eduardo Hurtado
Location of Subject Property:
Street Address: 0 E. Second St.
Block: 90 Lot: 9
Date Submitted to Florence Land Use Office: 7-12-21

RECEIVED

FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: JUL 12 2021 By: K Tedesco

Completeness Review By (required by both): ZB 2021/06

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
<input type="checkbox"/>	<input type="checkbox"/>	Board Engineer	_____	_____
<input type="checkbox"/>	<input type="checkbox"/>	Board Attorney	_____	_____

(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: _____ By: _____

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for **variance applications**. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided

<input checked="" type="checkbox"/>	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	Application Form. Original and thirteen (13) copies, completed and notarized.
<input checked="" type="checkbox"/>	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
<input checked="" type="checkbox"/>	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval.

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

Provided	Waiver Requested	
<input checked="" type="checkbox"/>		Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>		A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>		A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
		A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s).

“d” (“USE”) VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS

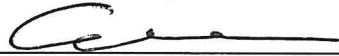
If your application is for or includes a “d” (use) variance the following information must be provided in addition to the submission items listed above:

Provided	Waiver Requested	
		A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies

APPLICANT’S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 12th day of July, 2021



**TOWNSHIP OF FLORENCE
OFFICE OF THE PLANNING AND ZONING BOARDS**

TAX COLLECTOR'S CERTIFICATION

RECEIVED

JUL 12 2021

ZB 2021/06

Applicant's Name, Address and Telephone Number: Eduardo Hurtado
216 Crosswicks Rd
Bordentown, NJ 08505

Block/s: 90 Lot/s: 9

Street Address: E. Second St.

Property Owner's Name, Address and Telephone Number **IF DIFFERENT FROM APPLICANT:**

Carie Wainwright
503 Farnsworth Ave
Bordentown, NJ 08505

I HEREBY CERTIFY THAT:

(☒) There is due to the Township of Florence, on the above property, the following amounts:

Taxes: \$ 652.94 + Added Interest

Assessments: \$ _____

Water and/or Sewer Charges: \$ _____

TOTAL: \$ 652.94 + Interest

(☐) ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.

Christine M. Swiderski
Christine M. Swiderski, Tax Collector
Date: 7/1/21

PLEASE NOTE: This document must be completed by the Tax Office BEFORE it is submitted with the application package.

FLORENCE TOWNSHIP

ZONING OFFICER'S CERTIFICATION

 X ZONING BOARD OF ADJUSTMENT PLANNING BOARD

Applicant's Name, Address and Telephone Number:

 Eduardo Hurtado, 272 Dunns Mill Rd #193, Bordentown, NJ 08505

 609-251-6682

Location of Property:

 E. Second Street, Florence, NJ 08518

Zoning Classification:

 RA – Low Density Residential Zoning District

Block/s: 90 Lot/s: 9

Type of Variance/s Required:

Hardship Bulk X Use

Site Plan Required:

Yes No X

Site Plan Waiver Requested:

Yes No X

Relief is being sought from Section Numbers: 91-189.A(1), 91-189(2), 91-189(4)
and any and all other sections as the board may require of the Code of the Township of
Florence Land Use Chapter 91 to permit the construction of a single family home on
a lot size less than the required 10,000 square feet, lot width less than the required 100
feet and lot coverage over the maximum 20% allowed.

PLEASE NOTE: A COMPLETE APPLICATION MUST SPECIFICALLY REQUEST EACH AND EVERY VARIANCE INVOLVED IN THE PROPOSED DEVELOPMENT. IT IS THE APPLICANT'S SOLE RESPONSIBILITY TO LEARN WHAT ASPECTS OF THE PROPOSED DEVELOPMENT REQUIRES VARIANCES. RELIANCE ON COMMENTS CONTAINED IN THIS FORM WILL NOT BIND THE FLORENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT/PLANNING BOARD AND WILL NOT EXCUSE THE APPLICANT FROM STRICT COMPLIANCE WITH THE PROVISIONS OF THE FLORENCE TOWNSHIP ZONING ORDINANCE AND THE LAND USE ACT OF THE STATE OF NEW JERSEY.

Theodore Lovenduski

THEODORE LOVENDUSKI

Zoning Officer

7-13-21

DATE

PLEASE NOTE: THIS FORM IS PART OF YOUR APPLICATION AND THE REQUIRED NUMBER OF COPIES *MUST BE SUBMITTED* AT THE TIME YOUR COMPLETED APPLICATION IS PRESENTED TO THE BOARD CLERK.